

**Town Planning/Building Committee for Salem School Renovation  
December 9, 2008  
Salem School Media Center  
7:00 P.M.**

**MINUTES OF DECEMBER 9, 2008 REGULAR MEETING**

**PRESENT:** Monica McIntyre, Jim Choquette, Bill Weinschenker, Kevin Lyden, Richard Asafaylo, Dinis Pimentel (arrived at 7:15 P.M.)

**ABSENT:** Donna Leake, Donald Bourdeau, Jenifer Lee, Stuart Gadbois, Michael Siebert, Chris LaRose, Horace Lindo

**GUESTS:** Charles Boos, James Speery, Larry Jones (arrived at 7:18 P.M.)

**CALL TO ORDER:** Meeting called to order at 7:04 P.M. by Jim Choquette, Vice Chairman.

M/S/C (K. Lyden, B. Weinschenker) to approve as amended December 2, 2008 minutes.  
Vote: Yes-4 No-0 Abstain-1 (R. Asafaylo)

J. Speery passed out a copy of the quit claim deed for 216 Hartford Road, the old Salem Library as well as a map highlighting the parcel. There could be more available real estate than originally thought, and the Board of Education is second in line behind the Library for use of the land. The new plan switched the buses to the left and parking/parent drop off to the right. This was in response to the kindergarteners being far away from the buses on the other side of the building. J. Speery also pointed out if land from the library is available then the original plans could be pushed further north. This would make buses closer to the center of the building and closer to the kindergarten classrooms and parking still to the left.

R. Asafaylo had a comment about safety with entrances/exits. He exits Morgan Rd. daily onto Route 85, and said it's difficult to see traffic down the hill. He's used the road for 24 years now, and the 30 mph speed limit down the hill does not always flash. Traffic is heavier, and about 75% of vehicles are in excess of the 40 mph speed limit. He was concerned about the exit through the parking lot at the location to the right.

L. Jones commented that with parking at the Northern end of the school people would be exiting about 50 yards up and has a better sight line.

K. Lyden was still concerned with the new bus loop idea and how close it is to Route 85. Currently two teachers are out when buses are loading/dropping off and have sight of each other. Having a loop of buses may change that and cause problems.

J. Speery commented that the current parking lot was changed in the plans to stop the cross circulation. It is fine to keep what is here now but he was trying to separate the buses from parents. An ornamental protective fence could be put up to further separate the bus loop from Route 85.

R. Asafaylo said that there could be a management solution to the possible problem of small children walking further. (The elementary and middle schools currently begin at the same time).

L. Jones shared his ideas on the mechanical, electrical, and fire protection areas of the school:

- Two sets of boilers are well undersized.
  - The electrical service needs upgrading.
  - The fire system should be changed to an addressable system.
  - Sprinklers will be added throughout the school with a possibly 50-75,000 gallon above grade or underground tank and pumphouse as well.
  - The wells should be fine.
  - The septic should be fine but next time it's pumped it will be checked out to make sure of that with photographs taken of the interior.
  - The boiler plant will be replaced, making two into one.
  - More efficient lighting is available, such as with motion sensors, better lamps.
  - Plumbing in the original building needs updating and much of the building brought up to ADA standards.
  - The generator is undersized, but CL&P no longer gives funds up front for them.
- B. Weinschenker asked why keep the generator, because first thing in an emergency is the children go home. C. Boos answered that it will keep a furnace and boilers in the event of an ice storm to keep pipes from freezing.

D. Pimentel asked about green technology available, and Larry shared:

- Photovoltaic cells that will automatically turn off when the power goes out.
- Ventilating the building with heat recovery units that use heat exhaust to collect heat and bring it back into the building while removing the bad air.
- T8 technology, T5 lamps, instant on/off fluorescent, and DDC controls.

It will take about a month for savings estimates from L. Jones, and mid-January he should be prepared to discuss with the public.

C. Boos presented his revised plan without the band room in the back of the cafeteria. He spoke about an area waiver letter to send to the State. The reimbursement rate may be from ~30-50%. He will try to get an area waiver before the referendum and be able to tell taxpayers what they're saving. The school is old and insufficient and should not be penalized for it. C. Boos will address the 'equivalent age' of the building to verify that the school building qualifies for the renovate-as-new program.

K. Lyden spoke about having two art rooms. If there is two art rooms that is two teachers to hire instead of one. Mixing elementary and middle school classrooms does not bother him as long as the classes are not mixed. More space does not equal better education. Programmatic needs can be met with one art room. He wants proper utilization so the classrooms.

C. Boos will make more changes to the plans by removing new construction (kindergarten classrooms) on the North side of the building. Where the rooms were to be will be outdoor play for the kindergarteners as the existing rooms there will be still be kindergarten rooms. This will help reduce the overall area and construction cost and brings the plans back to the committee's original idea to renovate as new.

D. Pimentel noted that waivers may be available for the roof work as well to keep from replacing roof areas which still have a good life expectancy. C. Boos will investigate a waiver to keep the 1994 building roof until through its expected life span instead of replacing it early/coincident with the overall project.

With R. Asafaylo's suggestion, B. Weinschenker will come up with a table to compare the different possible prices with the cost of reimbursement as well as the projected mil rate over the payment term should the project be approved. This will be for the next meeting.

D. Pimentel suggested finding someone to develop public support in the project who is not already involved in the town government or school committees.

Next meeting will be Tuesday, December 16, 2008 at 7:00 P.M. in the Salem School Media Center.

M/S/C (B. Weinschenker, K. Lyden) to adjourn. Vote: All in favor. Meeting adjourned at 9:40 P.M.

Respectfully submitted by:  
Lindsay K. Chester  
Recording Secretary

